

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NEC Ransome Drive & Windsor * ZONING COMMISSIONER
Boulevard (paper road) *
6760 ~~66~~ Ransome Drive * OF BALTIMORE COUNTY
2nd Election District *
2nd Councilmanic District *
Linda S. Beal, Petitioner * Case No. 98-62-A
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Linda S. Beal for that property known as 6760 Ransome Drive in the Hilltop Estates subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 211.3 of the Baltimore County Zoning Regulations (BCZR) to permit a 5 ft. side yard setback for a corner lot, in lieu of the required 2.5 ft. from side lot line, and 50 ft. from the center line of the side street for an existing garage. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for an Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

9/15/97
M. Spink

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of September 1997 that the Petition for a Zoning Variance from Section 211.3 of the Baltimore County Zoning Regulations (BCZR) to permit a 5 ft. side yard setback for a corner lot, in lieu of the required 2.5 ft. from side lot line, and 50 ft. from the center line of the side street, for an existing garage, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

9/15/97
C. M. Goral



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 15, 1997

Ms. Linda S. Beal
6760 Ransome Drive
Baltimore, Maryland 21207

RE: Petition for Administrative Variance
Case No. 98-62-A
Property: 6760 Ransome Drive

Dear Ms. Beal:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

98-62-A

to the Zoning Commissioner of Baltimore County

for the property located at 4760 Ransome DR Back MD 21207
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SEC. 211.3 (1955 BCZR)
VARIANCE TO PERMIT A 5' SIDE YARD SETBACK FOR A CORNER LOT IN LIEU OF THE REQD. 25' FROM SIDE LOT LINE AND 50' FROM THE CENTER LINE OF THE SIDE STREET,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE Reverse

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

MS LINDA S Beal

(Type or Print Name)

Linda S Beal

Signature

(Type or Print Name)

Signature

6760 Ransome DR 410 265-1690

Address

Phone No

Baltimore MD 21207

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

RECEIVED AUG 21 1997

Zoning Commissioner of Baltimore County

REVIEWED BY: RT

DATE: 8-15-97

ESTIMATED POSTING DATE: 8/24/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 62

Affidavit in support of 98-62-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6760 Ransome DR
address
Baltimore MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

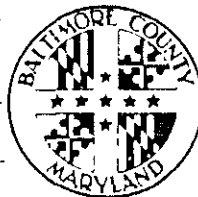
I had a garage built/attached to the property at 6760 Ransome Dr. over 10 years ago. I assumed that the contractor that constructed the garage had acquired the legal documents needed for the construction. It would be a hardship on my behalf if I have to have the structure removed because I'm a single parent now and don't have the finances to do it.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Linda S Beal
(signature)

LINDA S BEAL
(type or print name)

Linda S Beal
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of AUGUST, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LINDA S. BEAL

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 6, 1997
date

James R Scott
NOTARY PUBLIC

My Commission Expires: *Oct 1, 1998*

JAMES R. SCOTT
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES OCTOBER 1, 1998

Affidavit in support of 98-62-A Administrative Variance

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That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6760 Ransome DR
address
Baltimore MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I had a garage built/attached to the property at 6760 Ransome Dr over 10 years ago. I assume that the contractor that constructed the garage had acquired the legal documents needed for the construction. It would be a hardship on my behalf if I have to have the structure removed because I'm a single parent now and don't have the finances to do it.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Linda S Beal
(signature)

Linda S Beal
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of AUGUST, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LINDA S. BEAL

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 6, 1997
date

James R. Scott
NOTARY PUBLIC
OCT 1 1998

My Commission Expires:

JAMES R. SCOTT
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES OCTOBER 1, 1998



Petition for Administrative Variance

98-62-A

to the Zoning Commissioner of Baltimore County

for the property located at 6760 Ransome DR BALTO MD 21207
which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SEC. 211.30955 BC2R

VARIANCE TO PERMIT A 5' SIDE YARD SETBACK FOR A CORNER LOT IN LIEU OF THE REQD. 25' FROM SIDE LOT LINE AND 50' FROM THE CENTER LINE OF THE SIDE STREET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s).

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

RECEIVED AUG 21 1997

Zoning Commissioner of Baltimore County

REVIEWED BY: RT

DATE: 8-15-97

ESTIMATED POSTING DATE

8-24-97



Printed with Soybean Ink
on Recycled Paper

ITEM #:

62

ZONING DESCRIPTION FOR 6760 Ransome DR Balto MD 21207

Beginning at a point on the NORTH side of

RANSOME DR. which is 50' FT

wide at the distance 410' FT. NW/SIDE of the

centerline of the nearest improved intersecting street

WOODFORD RD which is 50 FT wide "Being Lot # 1

Block _____ Section # 4 in the subdivision of

_____ as recorded in Baltimore County Plat

Book # 28, Folio # 31 containing 7405.32 SQ FT. Also known as

6760 Ransome DR and located in the 2nd

Election District, 2nd Councilmanic District. 2

OR

LOCATED NE COR. OF RANSOME DRIVE AND
WINDSOR BLVD. (PAPER ROAD) KNOWN AS
6760 RANSOME DR.

ITEM # 62

98-62-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item #2 No.

042722

98-62

DATE 8/15/97 ACCOUNT 12-001-6140

618 - VOUCHER AMOUNT \$ 50.00

RECEIVED FROM: Linda Beal

FOR: Adm. Van #1
6760 Transome Bn

REBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Reg. 11

PAID RECEIPT
PROCESS ACTION THE
8/15/1997 8/15/1997 10:15:50
REG. UNIT CASHIER CLIM ONL DRAWER 1
MISCELLANEOUS RECEIPT
Receipt # 01928
CR NO. 042722

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-62-A

Petitioner/Developer: _____

LINDA S. BEAL

Date of Hearing/Closing: 9-7-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

6760 RANISOME DRIVE

The sign(s) were posted on AUG. 22, 1997
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

98-62 A

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 98-62 A
VARIANCE TO PERMIT A 5 FT. SIDE YARD
SETBACK FOR A CORNER LOT IN LIEU
OF THE REQUIRED 25 FT. FROM SIDE
LOT LINE AND 10 FT. FROM THE CENTER
LINE OF THE ADJACENT STREET.

PUBLIC HEARING ?

PURSUANT TO SECTION 17-222(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON SEPTEMBER 17, 1997.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TELEPHONE 387-3391

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 98-62 A
VARIANCE TO PERMIT A 5 FT. SIDE YARD
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ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TELEPHONE 387-3391

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #6760 RANSOME DR.

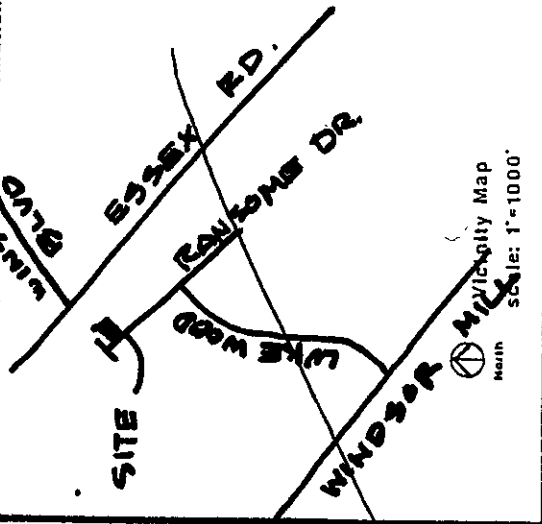
Subdivision name: HILLTOP ESTATES

plat book # 28, folio # 31, lot # , section #

OWNER: LINDA S. BEAL

98-62-A

see pages 5 & 6 of the CHECKLIST for additional required information



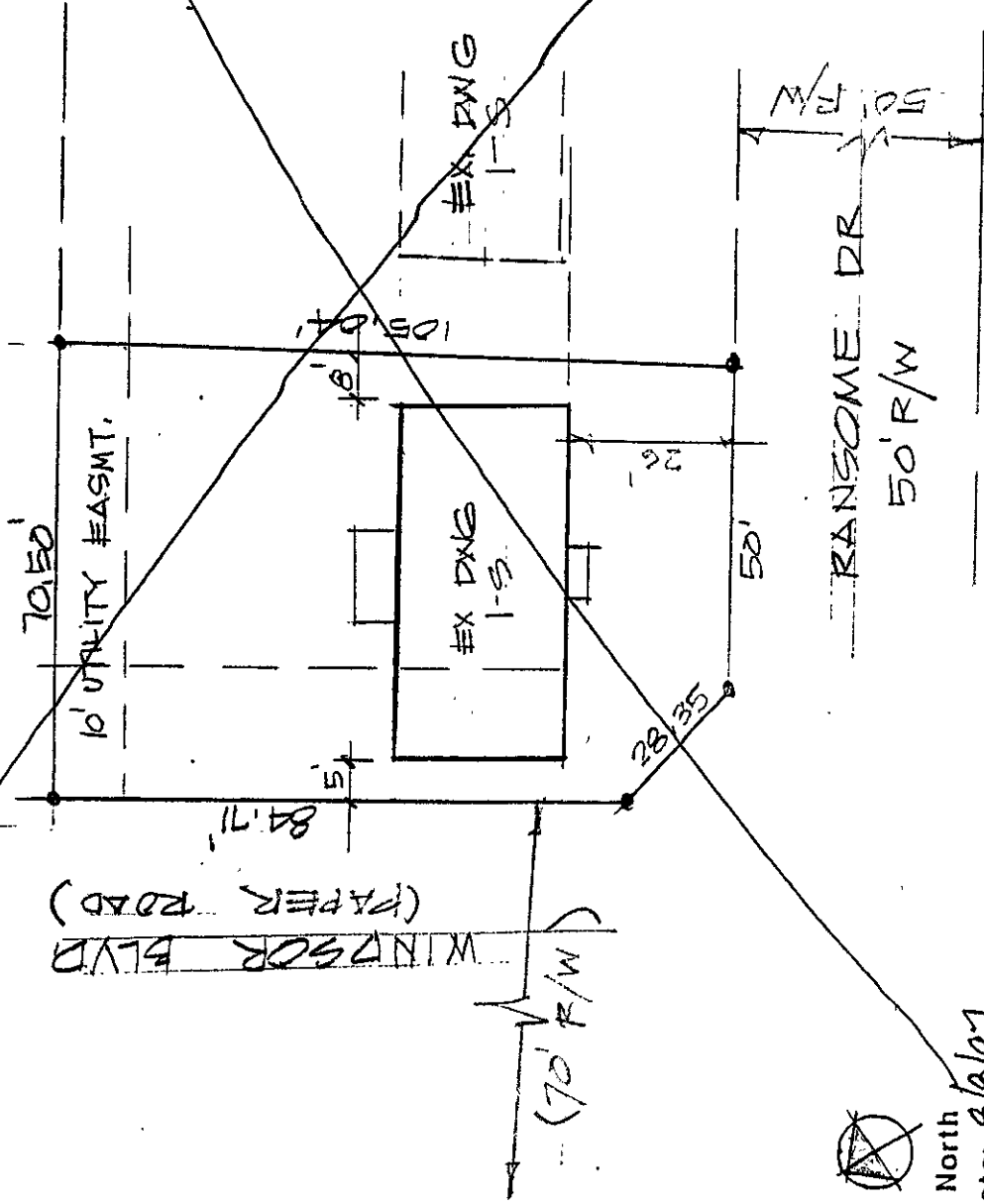
LOCATION INFORMATION

Election District: 2
 Councilmanic District: 2
 1"=200' scale map #: **NW 4-F**
 Zoning: **PR 5.5**
 Lot size: 7405.32 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Chesapeake Bay Critical Area: ☐ No ☒ Yes
 Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: R.T. ITEM #: 62 CASE #:



Scale of Drawing: 1" = 30'

North

date: 8/8/97

prepared by: L. BEAL



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 22, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-62-A
6760 Ransome Drive
NEC Ransome Drive and Windsor Boulevard (paper road)
2nd Election District - 2nd Councilmanic
Legal Owner(s): Linda S. Beal
Post by Date: 08/24/97
Closing Date: 09/08/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Linda S. Beal



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 8/24/97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**

Case No.: 98-62A

Variance to permit a 5' side yard setback for
a corner Lot in lieu of the required 25' from
side lot line and 50' from the center line
of the side street.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

*

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

SEC. 211.3 (1955 BCZR)

CLOSING DATE - 9/8/97



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 62

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Linda S Beal

ADDRESS: 6760 Rensselaer Dr

Baltimore Md 21207

PHONE NUMBER: 410 265-1690

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 8, 1997

Ms. Linda S. Beal
6760 Ransome Drive
Baltimore, MD 21207

RE: Item No.: 62
Case No.: 97-62-A
Petitioner: Linda Beal

Dear Ms. Beal:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 15, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: August 29, 1997

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 2, 1997
 Item No. 062

 The Development Plans Review Division has reviewed the subject zoning item. Show the 10-foot revertible slope easement running along Windsor Boulevard.

RWB:HJO:jrb

cc: File

ZONE902.062



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 062 (RT)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as the proposed development is not located on a State roadway and there are no impacts to any SHA facilities.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 25, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 52, 53, 55, 56, 57, 60, 61, 62, and 64

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keene

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 25, 97

DATE: 8/26/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 52
53
56
57
58
60
61
62
63
64

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 25, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 25, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

052, 055, 057, 058, 060, 062, AND 064

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #6760 RANSOME DR.

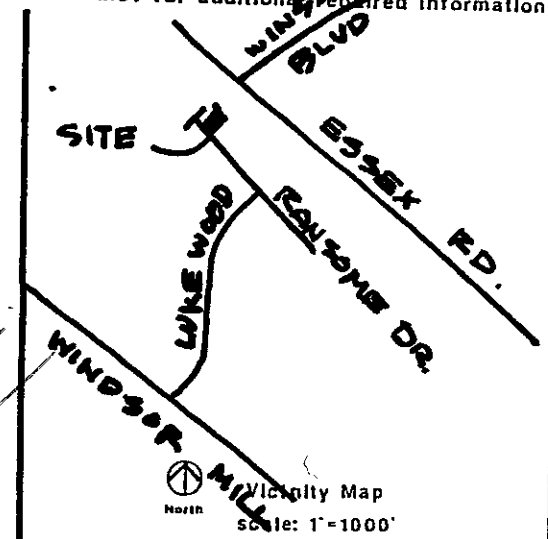
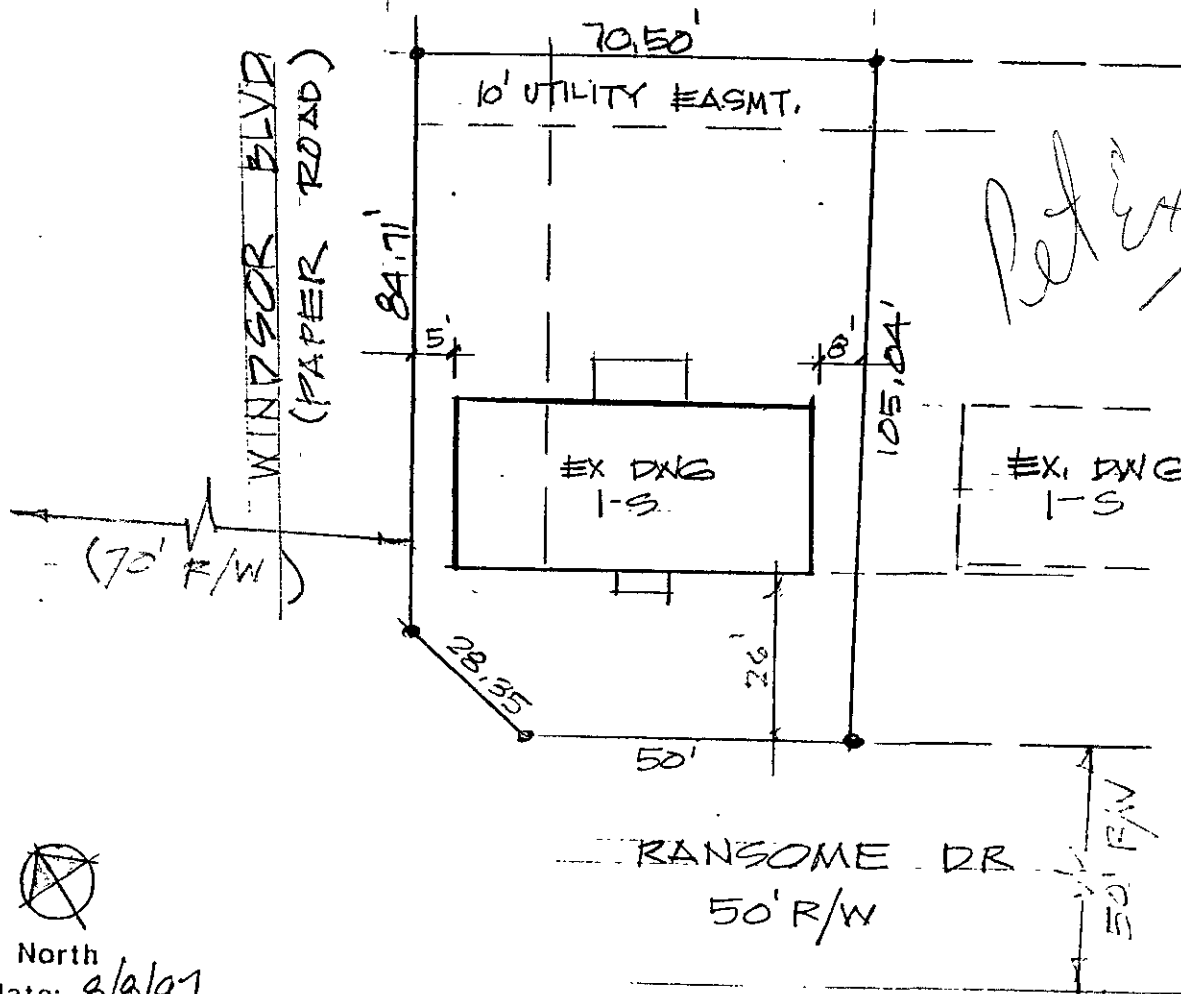
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HILLTOP ESTATES

plat book # 28, folio # 31, lot # _____, section # _____

OWNER: LINDA S. BEAL

98-62-A



LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1"=200' scale map #: NW 4-F

Zoning: PR 5.5

Lot size: _____
acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

RT.

62

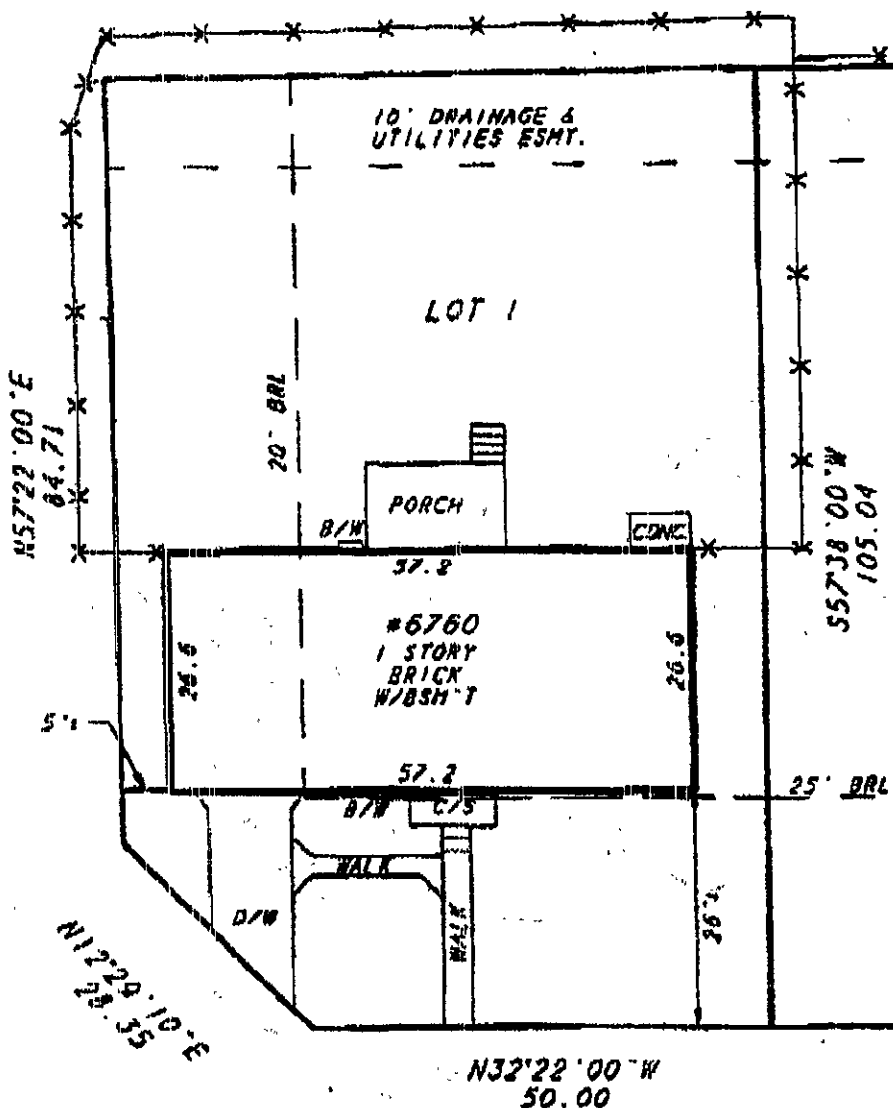
Scale of Drawing: 1"= 30'

North
date: 8/8/97
prepared by: _____

98-62-A

S32°38'00"E
70.50

WINDSOR BLVD.



Post-it* Fax Note	7671	Date	1
To	Sup	From	D. D. D.
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

#62

DULEY AND ASSOCIATES, INC.

ME. METRO OFFICE
8400 PENNSYLVANIA AVE.
UPPER MARLBORO, MD. 20772
PHONE: 301-288-1111
FAX: 301-288-1112

SOUTHERN MD. OFFICE
RESIDE THREE NOTCH RD.
HOLLYWOOD, MD. 20638
PHONE: 301-378-9800
FAX: 301-378-3907



CASE # 9706038
BEAL
FILE # M8970745

LOCATION SURVEY OF:

#6760 RANSOME DRIVE

LOT 1 BLOCK 1

PLAT NO. 4

HILLTOP ESTATES

2ND ELECTION DISTRICT

PLAT 4 LIBER 28 FOLIO 31

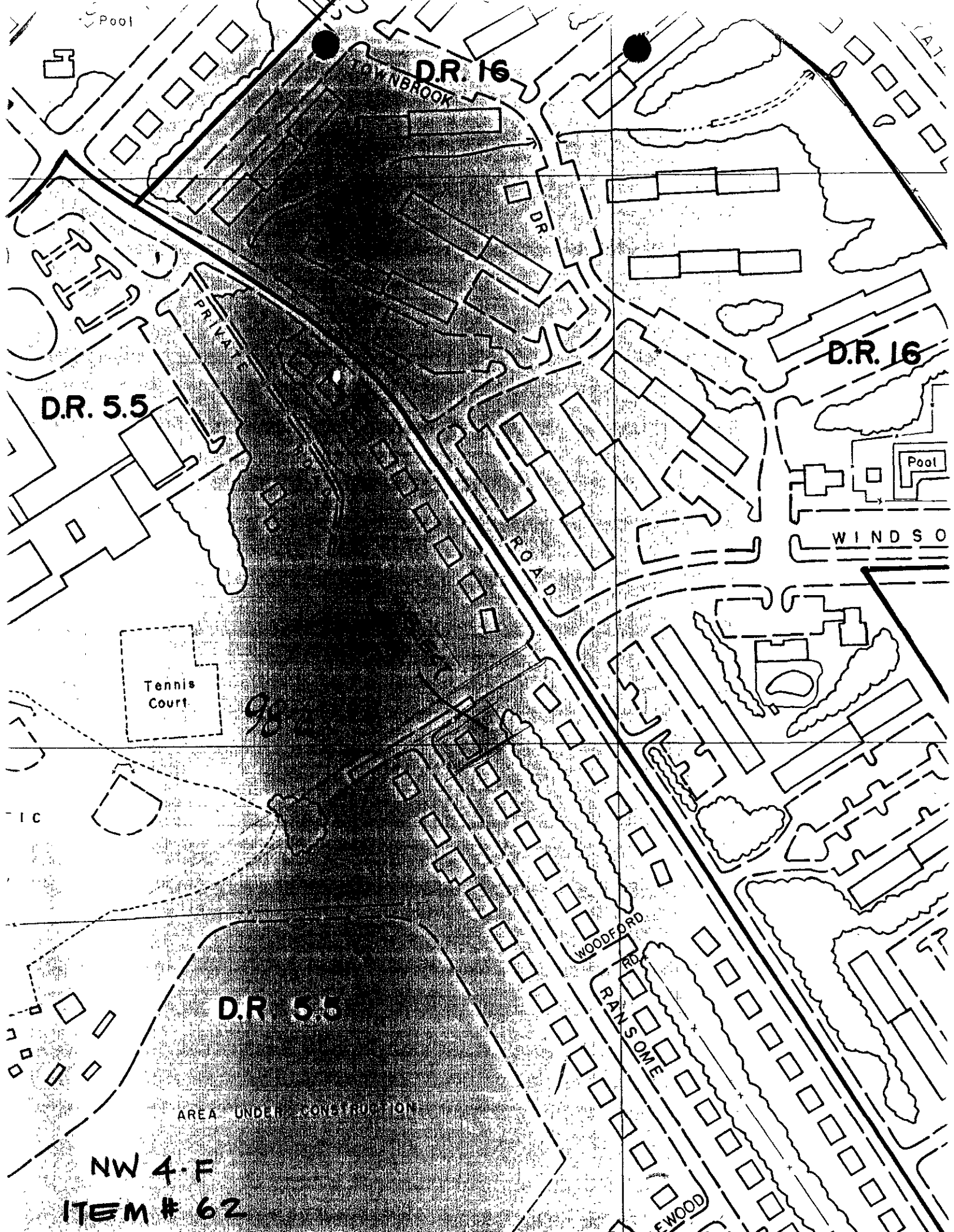
BALTIMORE COUNTY, MD

SCALE 1"=20'

DATE: 3-07-97

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURITY FINANCING OR LENDING. AMERICAN TITLE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, REMAINING OR BEGINNING THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.



D.R. 16

WINDSBROOK

D.R. 16

D.R. 5.5

Tennis Court

Pool

WINDSOR

ROAD

D.R. 5.5

AREA UNDER CONSTRUCTION

NW 4-F

ITEM # 62

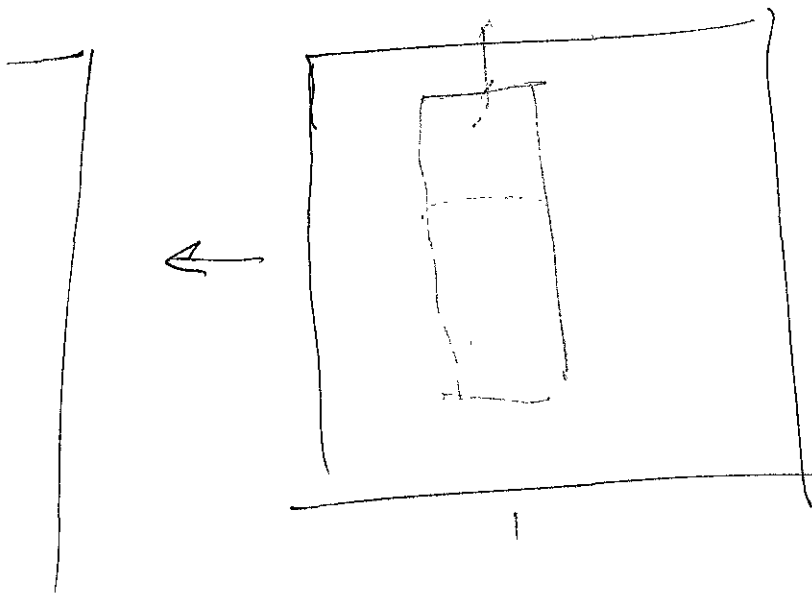
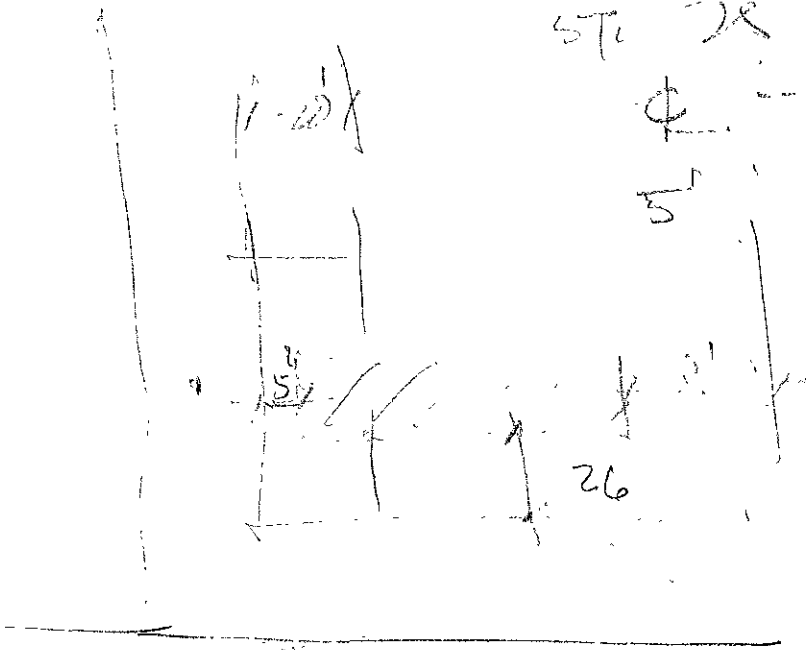
WOODFORD ROAD

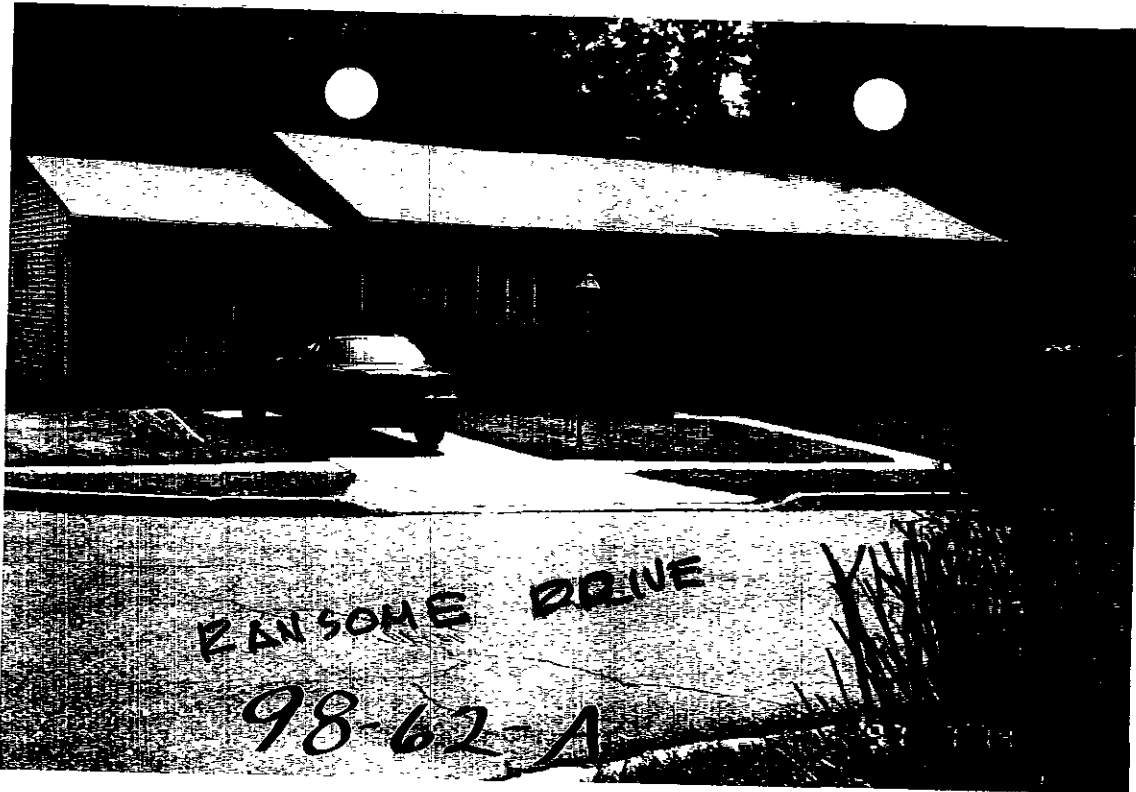
RANSOME

FWOOD

211.3 1955 BCZ(R)
side loop line

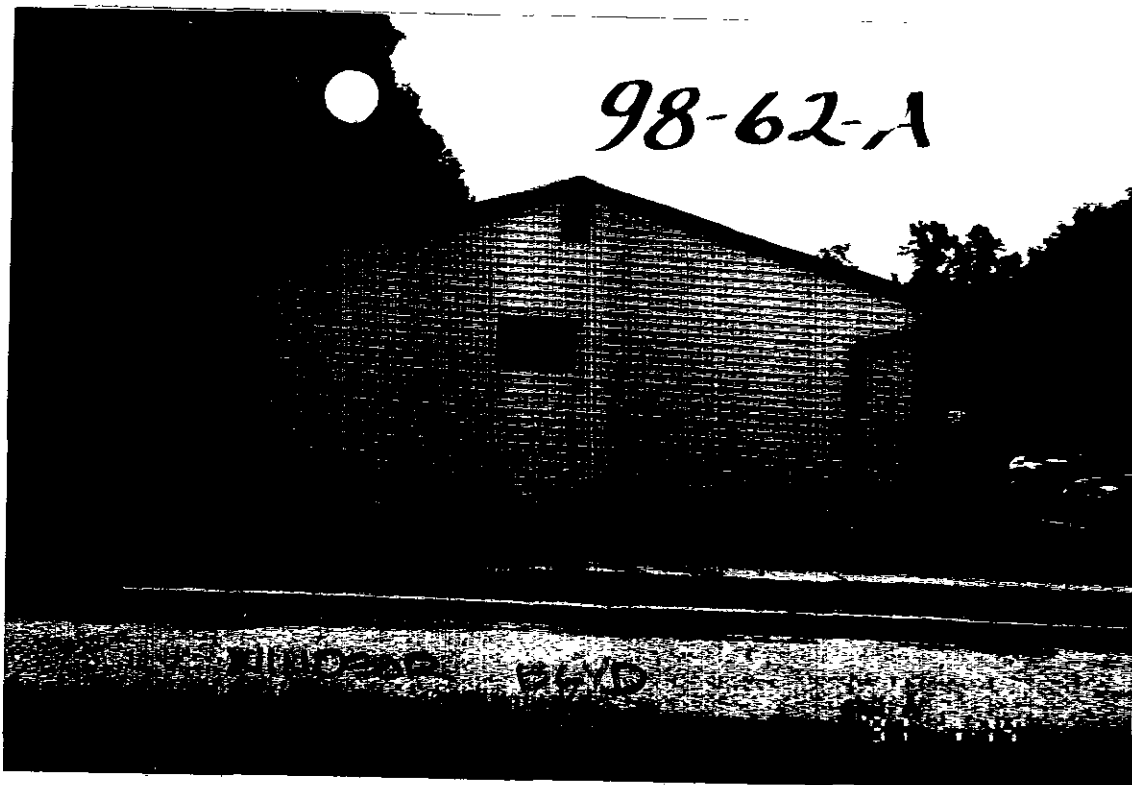
ST. 28 SIDE $\frac{1}{2}$ 58 + 5
 ϕ - 2.5. Perpendicular





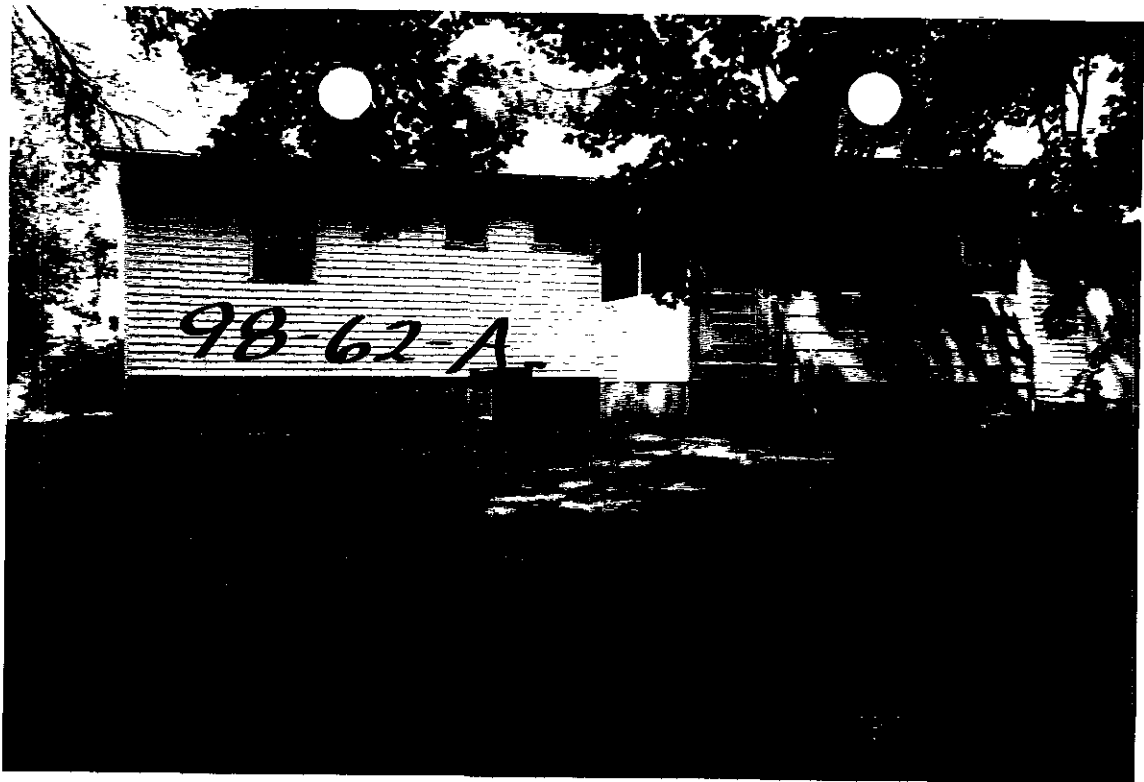
FRONT ELEV.

#62



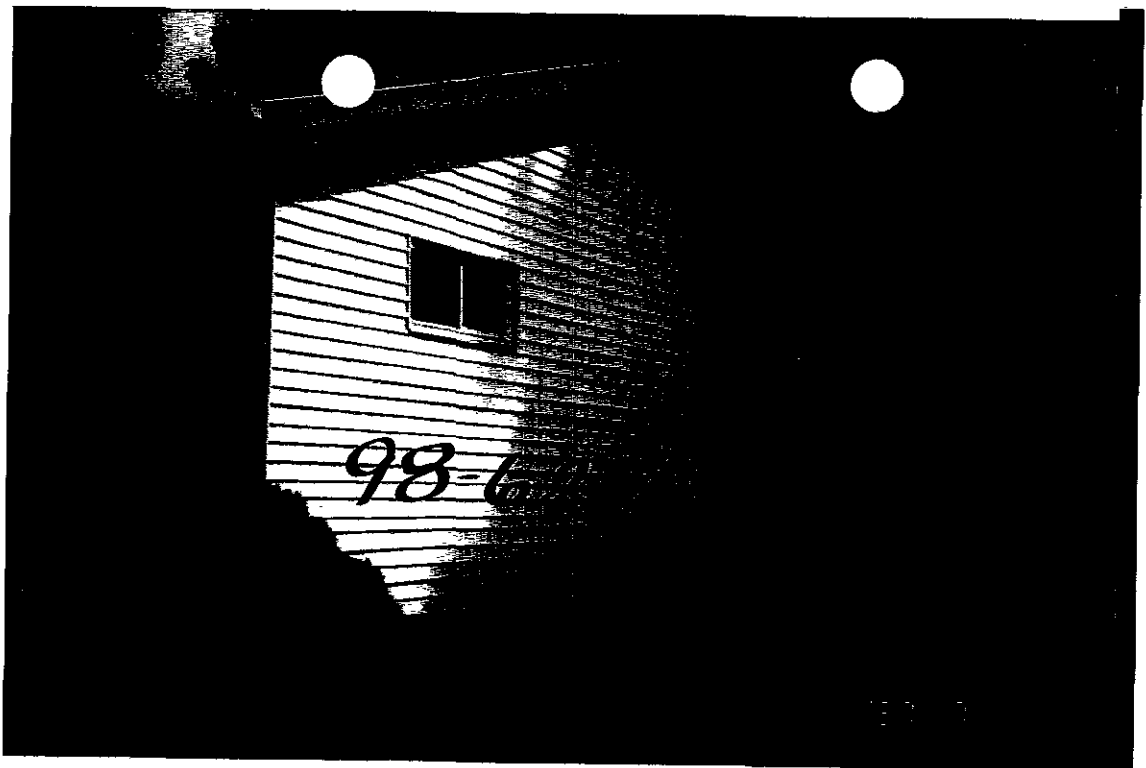
SE SIDE ELEV

#62



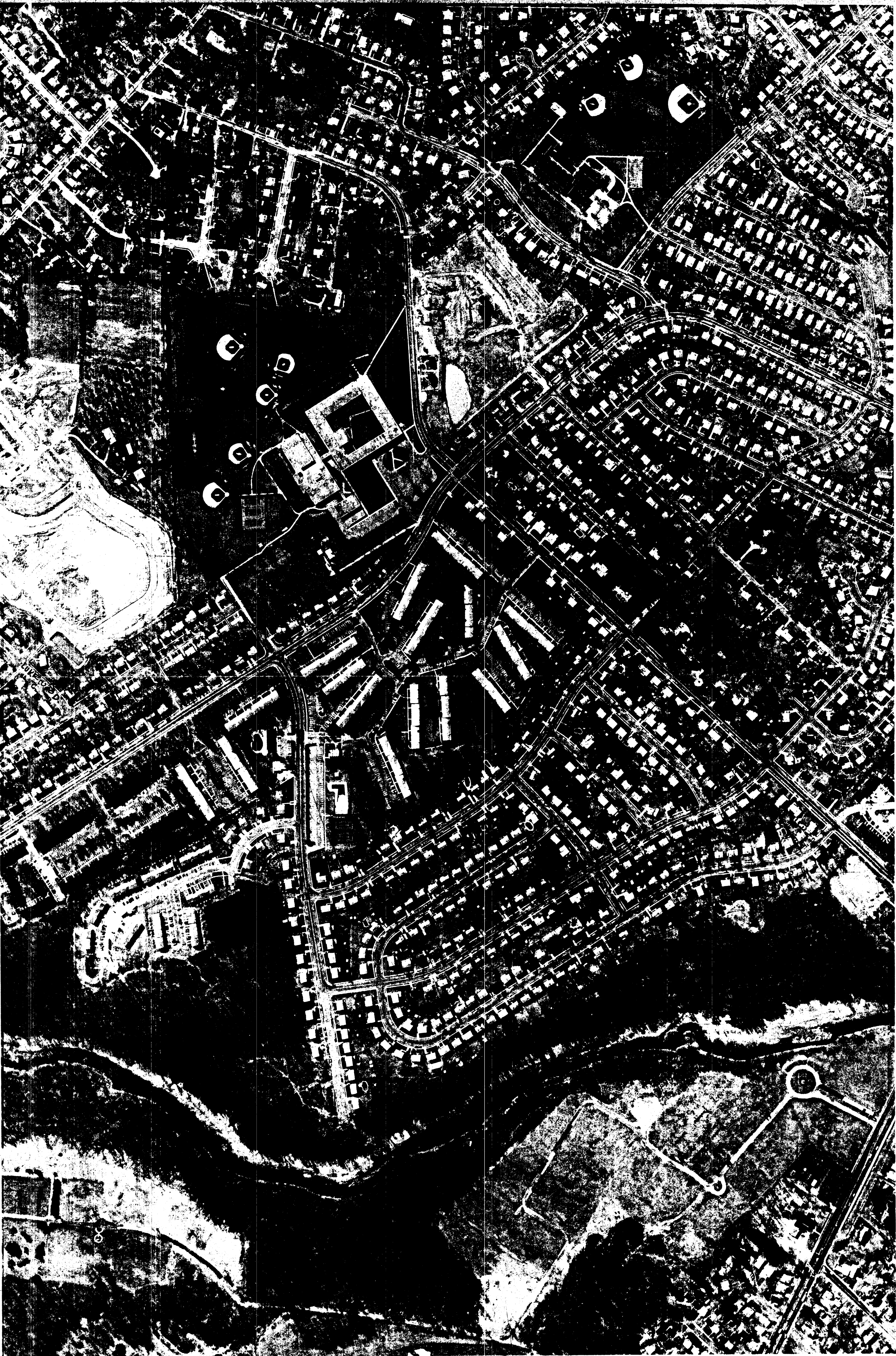
REAR ELEV.

#62



NW SIDE ELEV.

#62



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

98-62-A

ITEM # 62

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
MILFORD
AREA

SHEET
N.W.
4-F

DATE
OF
PHOTOGRAPHY
JANUARY
1986

Microfilm